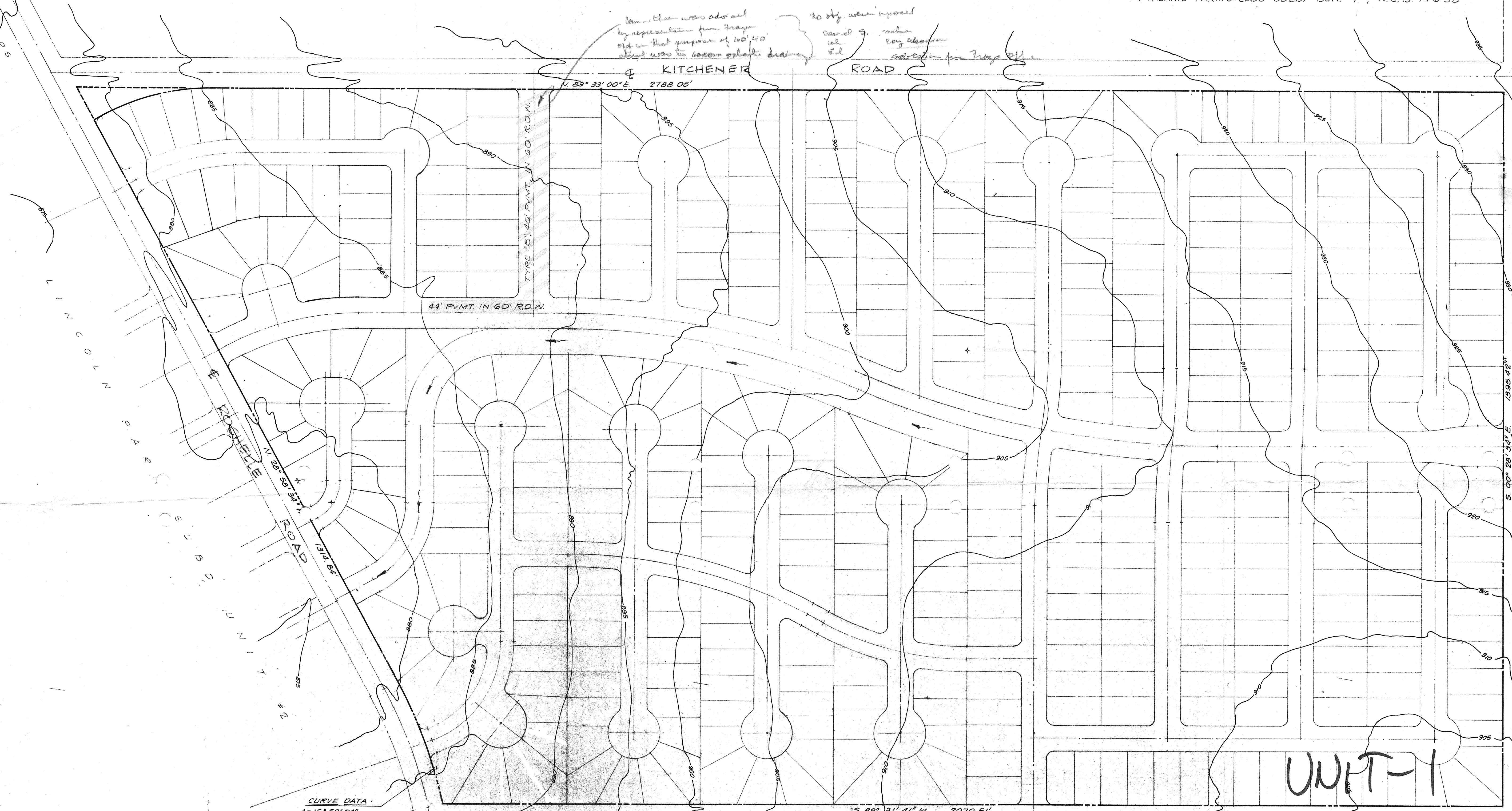
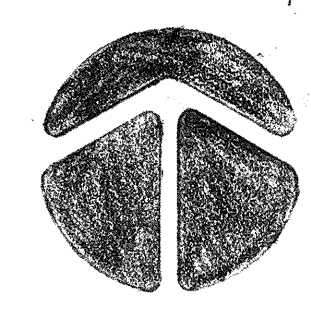


ALAMO FARMSTEADS SUBD. BLK. "M"
N.C.B. 14665

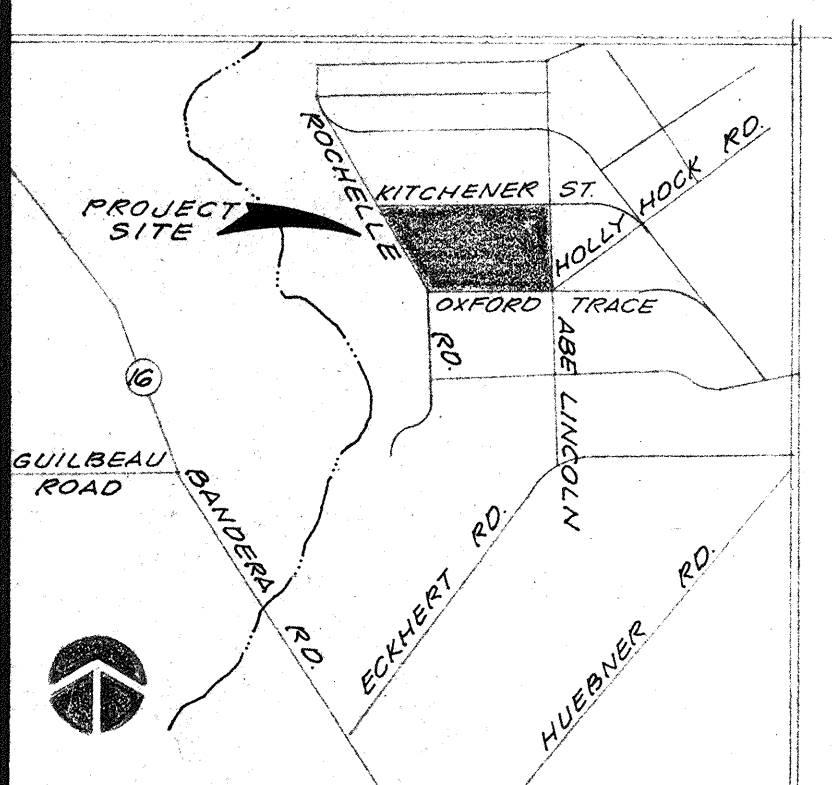
*ALAMO FARMSTEADS SUBD. BLK. "I", N.C.B. 14661
**ALAMO FARMSTEADS SUBD. BLK. "G", N.C.B. 14659
***ALAMO FARMSTEADS SUBD. BLK. "F", N.C.B. 14658



CURVE DATA:
Δ = 15° 59' 04"
R = 925.44'
T = 129.93'
L = 258.18'

UNIT-1

LOCATION MAP



ALAMO FARMSTEADS
SUBD. BLK. "R"
N.C.B. 14670

ALAMO FARMSTEADS SUBD. BLK.
N.C.B. 14663

NOTE: 1. ALL EXISTING LAND USE TO THE N.E. AND S.E. LARGE LOT IS TOTALLY DEVELOPED.
2. ALL STREETS ARE 30' EVMT. WIDTH IN 50' R.O.W. UNLESS OTHERWISE SHOWN. EXISTING ZONING: "R-1" PROPOSED ZONING: "R-5" NO. OF LOTS = 43 1/2, 77.2 ACRES SEWAGE DISPOSAL: CITY OF SAN ANTONIO WATER SUPPLY: CITY WATER BOARD

RECEIVED
MAY 24 1984

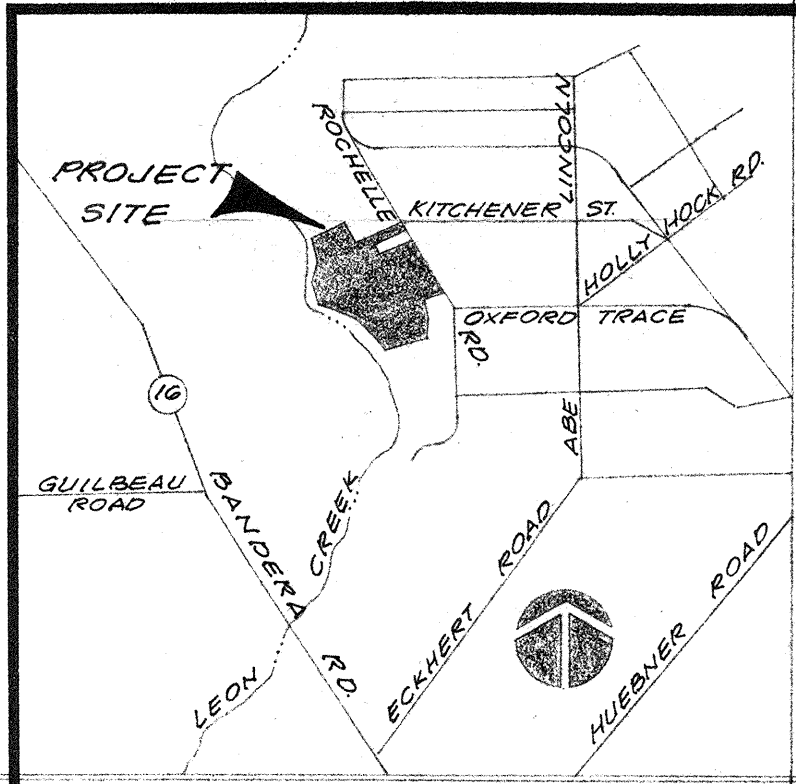
REVISION	DATE	DRAWN BY
A	22 MAY 84	D. PENA
B	24 MAY 84	D. PENA

SCALE:
1" = 100'
DESIGNED BY: D. PENA
DRAWN BY: D. PENA
CHECKED BY: D.R.F.

D. R. FRAZOR & ASSOCIATES, INC.
CIVIL ENGINEERS & SURVEYORS
SAN ANTONIO TEXAS

PRELIMINARY OVERALL
AREA DEVELOPMENT PLAN
LINCOLN PARK SUBD. - UNIT I
SAN ANTONIO TEXAS

SHEET 1
OF 2
DATE: FEB 84
PROJECT NO. 83-125



LOCATION MAP



RECEIVED
MAY 14 1984

DEPARTMENT OF PLANNING
Subdivision Section

LEGEND
--- EXIST. CONTOUR
--- PROPOSED CONTOUR
--- FLOOD PLANE

UNIT-2

NOTES
1. RECLAIMABLE FLOOD AREA PENDING ON FURTHER DRAINAGE STUDY.
2. ALL STREETS IN UNIT #2, HAVE A 50' R.O.W. W/ 30' F.F. OF PAVEMENT, UNLESS SHOWN OTHERWISE, THE 60' R.O.W. STREET HAS 40' F.F. OF PAVEMENT.

SUBDIVISION INFORMATION
BLOCK "R", N.C.B. 14670
EXISTING ZONING: "R-1" & "B-3"
PROPOSED ZONING: "R-5"
NO. OF LOTS = 359
68.9 ACRES
SEWAGE DISPOSAL: CITY OF SAN ANTONIO, WATER SUPPLY: CITY WATER BOARD

REVISION	DATE	DRAWN BY
A	7 MAY 84	DAN PENA
B	11 MAY 84	DAN PENA

SCALE:
1" = 100'
DESIGNED BY: D. FENIA & S. GARCIA
DRAWN BY: D. FENIA
CHECKED BY: D.R.F.

D. R. FRAZOR & ASSOCIATES, INC.
CIVIL ENGINEERS & SURVEYORS
SAN ANTONIO
TEXAS

PRELIMINARY OVERALL
AREA DEVELOPMENT PLAN
LINCOLN PARK SUBD. - UNIT 2
SAN ANTONIO
TEXAS

SHEET 2
OF 2
DATE: FEB. 84
PROJECT NO.
83-125

INFORMATION SHEET FOR
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
(P.O.A.D.P.)

UNIT 1 & 2

LINCOLN PARK SUBD.

FILE NO. 84-12-61-06

(To be assigned by the Planning Dept.)

P.O.A.D.P. NAME

ALVIN FRIEDEN

NAME OF DEVELOPER/SUBDIVIDER

ADDRESS

PHONE NO.

D.R. FRAZOR & ASSOC. INC. 3211 NACOGDOCHES RD.

NAME OF CONSULTANT

ADDRESS SA. 78217

655-6110

PHONE NO.

GENERAL LOCATION OF SITE N.E. CORNER, OF THE INTERSECTION OF
OXFORD TRACE & ROCHELLE RD.

EXISTING ZONING (If Applicable)

(EXISTING)
D-1

PROPOSED D-5

PROPOSED WATER SERVICE

- ☒ City Water Board
☐ Other District _____
Name
☐ Water Wells

PROPOSED LAND USE

- ☒ Single Family
☐ Duplex
☐ Multi-Family
☐ Business
☐ Industrial

PROPOSED SEWER SERVICE

- ☒ City of San Antonio
☐ Other System _____
Name
☐ Septic Tank(s)

FLING STARTED WITH SUBMITAL OF UNIT. 2

DATE FILED MAY 14, 1984

REVISIONS FILED

(if applicable)

DUE DATE OF RESPONSE JUNE 11, 1984
(within 20 working days of receipt)

DATE OF RESPONSE

(within 15 working days of receipt)

NOV. 1985

(Date of expiration of plan, if no plats are
received within 18 months of the plan filing)

NEEDED INFORMATION:

INFORMATION REQUESTED. The FOADP as an overview of the developer's projected land use,
shall include, at least the following information:

- ☒ (a) perimeter property lines;
- ☒ (b) name of the plan and the subdivisions;
- ☒ (c) scale;
- ☒ (d) proposed land use(s) by location and type;
- ☒ (e) existing and proposed circulation system of collector and arterial streets and their relationship to any adjacent major thoroughfares and any proposed alternative pedestrian circulation systems (sidewalks, lanes, paths, etc.);
- ☒ (f) the proposed source and type of sewage disposal and water supply;
- ☒ (g) contour lines at no greater than ten (10) foot intervals;
- ☒ (h) projected sequence of phasing;
- ☒ (i) existing and/or proposed zoning classification(s);
- ☒ (j) known ownership and proposed development of adjacent undeveloped land; and
- ☒ (k) existing adjacent streets or development which impact upon access decisions within the proposed FOADP.

3-14-84
Spoke to Dan review is flooding subd. design for the
area west of Rochelle Rd.

Committee felt there was a need to invite Mr. Frazor to make staff
in order to discuss the planned proposal.

issue addressed were:

- (1) plans for street connection to accommodate driveway
- (2) traffic volumes generated by this devel.
- (3) proposal to reduce paving width for street planned as local "B" or



CITY OF SAN ANTONIO

P. O. BOX 9086

SAN ANTONIO TEXAS 78285

Date: May 30, 1984

D.R. Frazor & Associates, Inc.

Applicant: Mr. Don Frazor

Address: 3211 Nacogdoches Road
San Antonio, Texas 78217

Lincoln Park

Re: Subdivision U-1&2 ☐ Preliminary Plan
☒ P.O.A.D.P.

File #: 84-12-61-06

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

☒ (X) meets the P.O.A.D.P. requirements

☐ () does not meet the P.O.A.D.P. requirements and does not constitute a POADP filing although it was submitted as a POADP. The lacking information is set out in the following section(s) of the Subdivision Regulations.

<input type="checkbox"/> () 36-20D(a)	<input type="checkbox"/> () 36-20D(e)	<input type="checkbox"/> () 36-20D(i)
<input type="checkbox"/> () 36-20D(b)	<input type="checkbox"/> () 36-20D(f)	<input type="checkbox"/> () 36-20D(j)
<input type="checkbox"/> () 36-20D(c)	<input type="checkbox"/> () 36-20D(g)	<input type="checkbox"/> () 36-20D(k)
<input type="checkbox"/> () 36-20D(d)	<input type="checkbox"/> () 36-20D(h)	<input type="checkbox"/> () _____

☒ (X) is in general compliance with the Subdivision Regulations

☐ () lacks compliance with the Subdivision Regulations regarding:

<input type="checkbox"/> () Street layout	<input type="checkbox"/> () Low density lots
<input type="checkbox"/> () Relation to adjoining street system	fronting onto major thoroughfares
<input type="checkbox"/> () Stub streets	<input type="checkbox"/> () 24' alley(s)
<input type="checkbox"/> () Street jogs or intersections	<input type="checkbox"/> () _____
<input type="checkbox"/> () Dead-end streets	_____
<input type="checkbox"/> () Cul-de-sac streets in excess of 500'	_____

☐ () See annotations/comments on attached copy of your plan.

☐ () Comments: _____

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

By Rebecca L. Smith



CITY OF SAN ANTONIO

P. O. BOX 9066

SAN ANTONIO, TEXAS 78255

D.R. Frayer & Assoc. Inc.

Date: May 25, 1984

Applicant: Mr. Don Frayer
Address: 3211 Macomber Rd.
San Antonio Texas
78217

Re: Lincoln Park Subd. ☐ Preliminary Plan
☒ P.O.A.D.P.

File #: 84-12-61-06

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

- ☒ meets the P.O.A.D.P. requirements
- ☐ does not meet the P.O.A.D.P. requirements and does not constitute a POADP filing although it was submitted as a POADP. The lacking information is set out in the following section(s) of the Subdivision Regulations.
- | | | |
|------------------------------------|------------------------------------|------------------------------------|
| <input type="checkbox"/> 36-20D(a) | <input type="checkbox"/> 36-20D(e) | <input type="checkbox"/> 36-20D(i) |
| <input type="checkbox"/> 36-20D(b) | <input type="checkbox"/> 36-20D(f) | <input type="checkbox"/> 36-20D(j) |
| <input type="checkbox"/> 36-20D(c) | <input type="checkbox"/> 36-20D(g) | <input type="checkbox"/> 36-20D(k) |
| <input type="checkbox"/> 36-20D(d) | <input type="checkbox"/> 36-20D(h) | <input type="checkbox"/> _____ |
- ☒ is in general compliance with the Subdivision Regulations
- ☐ lacks compliance with the Subdivision Regulations regarding:
- | | |
|---|--|
| <input type="checkbox"/> Street layout | <input type="checkbox"/> Low density lots |
| <input type="checkbox"/> Relation to adjoining street system | <input type="checkbox"/> Fronting onto major thoroughfares |
| <input type="checkbox"/> Stub streets | <input type="checkbox"/> 24' alley(s) |
| <input type="checkbox"/> Street jogs or intersections | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Dead-end streets | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Cul-de-sac streets in excess of 500' | <input type="checkbox"/> _____ |
- ☐ See annotations/comments on attached copy of your plan.
- ☐ Comments: _____
- _____
- _____

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

By _____

D. R. FRAZOR & ASSOCIATES, INC.

CONSULTING ENGINEERS

3211 NACOGDOCHES ROAD
SAN ANTONIO, TEXAS 78217
PHONE: (512) 655-6110

May 24, 1984

Mr. Edward Guzman
Planning Department
City of San Antonio
P. O. Box 9066
San Antonio, Texas 78285

Re: Lincoln Park

Dear Mr. Guzman:

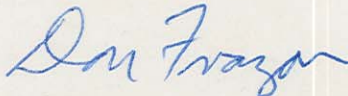
Enclosed herewith are three prints of the Preliminary Overall Area Development Plan of the referenced project, revised to reflect a discussion held in your office on May 23, 1984. Although the regulations indicate a written response is required from your office within 15 working days, we would appreciate an immediate reply so we may proceed.

In reviewing the Subdivision Ordinance requiring POADP submissals, I find several confusing items which need clarification. Section 36-20 (c) requires filing by the date "Letters of Certification" are required - yet by the time Letters of Certification are provided all engineering design has been completed, and any modification in the POADP by the planning staff would be disasterous. A second concern is 36-20 (g) concerning vested rights. My interpretation of vested rights would be that this statement is saying "no matter if an POADP is approved, it can be changed at any time prior to plat approval, at the whim of the reviewer". If this is the case, there's really no point in ever receiving approval. Please tell me my interpretation is incorrect!

Again, your immediate reply will be appreciated.

Yours very truly,

D. R. FRAZOR & ASSOCIATES, INC.
Civil Engineers and Surveyors



D. R. Frazor, P.E.

DRF:vlg (Guzman.1tr)
Enclosure

⁵
Called Mr. Guzman and explained the intent of the
referenced Section of the rego.
(1) Requirement of POADP filing at earliest possible ^{date} but not later
than application of letter of cert. ~~cert.~~ needs to be clarified.
(2) Vested right. advised - plan is not app. or disapproved.
POADP filing is for review purpose.
a serious problem at an early stage.

D. R. FRAZOR & ASSOCIATES, INC.

CONSULTING ENGINEERS

3211 NACOGDOCHES ROAD • SAN ANTONIO, TEXAS 78217
(512) 655-6110

LETTER OF TRANSMITTAL

TO CITY OF SAN ANTONIO
PLANNING DEPT

DATE	<u>11 MAY 84</u>	JOB NO.	<u>83-125</u>
ATTENTION	<u>ED GUZMAN</u>		
RE:	<u>LINCOLN PARK SUBD.</u> <u>UNIT #2 - P.O.A.D. P.</u>		

GENTLEMEN:

WE ARE SENDING YOU HERewith THE FOLLOWING ITEMS:

- | | | | | |
|---|--|-----------------------------------|--------------------------------|---|
| <input type="checkbox"/> Shop drawings | <input checked="" type="checkbox"/> Prints | <input type="checkbox"/> Estimate | <input type="checkbox"/> Plans | <input type="checkbox"/> Specifications |
| <input type="checkbox"/> Copy of letter | <input type="checkbox"/> Change Order | <input type="checkbox"/> _____ | | |

COPIES	DATE	NO.	DESCRIPTION
<u>4</u>	<u>11 MAY 84</u>	<u>B</u>	<u>UNIT #2 - P.O.A.D. P.</u>

THESE ARE TRANSMITTED as checked below:

- | | | |
|--|---|---|
| <input type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit _____ copies for approval |
| <input type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit _____ copies for distribution |
| <input checked="" type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return _____ corrected prints |
| <input type="checkbox"/> For review and comment | <input type="checkbox"/> Revised as Requested | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Please acknowledge receipt and return one copy of Transmittal Letter. | | |

REMARKS: AS PER OUR PHONE CONVERSATION ON 11 MAY 84,
ALL ITEMS HAVE BEEN ADDED

RECEIVED

MAY 14 1984

DEPARTMENT OF PLANNING
Subdivision Section

SIGNED [Signature]

Receipt is hereby acknowledged this _____ day of _____ 19____

SIGNED: _____

LETTER OF TRANSMITTAL

CONSULTING ENGINEERS

3211 NACOGDOCHES ROAD • SAN ANTONIO, TEXAS 78217
(512) 655-6110

DATE	9 MAY 84	JOB NO.	83-125
ATTENTION	ED GUZMAN		
RE:			
P.O. A.D. P.			
LINCOLN PARK SUBD.			
UNIT #2			

TO PLANNING DEPT.
CITY OF SAN ANTONIO

GENTLEMEN:

WE ARE SENDING YOU HEREWITH THE FOLLOWING ITEMS:

- ☐ Shop drawings ☒ Prints ☐ Estimate ☐ Plans ☐ Specifications
- ☐ Copy of letter ☐ Change Order ☐ _____

[illegible]

THESE ARE TRANSMITTED as checked below:

- ☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☒ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☒ For review and comment ☐ Revised as Requested ☐ _____
☐ Please acknowledge receipt and return one copy of Transmittal Letter.

REMARKS: AS PER OUR PHONE CONVERSATION 2 APR 84

Spoke to Don & requested paving units for
planned 40' r.o.w. of adjacent owner's prop.
should receive info by Monday
S. P484

SIGNED

Receipt is hereby acknowledged this _____ day of _____ 19____

SIGNED:

D. R. FRAZOR & ASSOCIATES, INC.

LETTER OF TRANSMITTAL

CONSULTING ENGINEERS

3211 NACOGDOCHES ROAD • SAN ANTONIO, TEXAS 78217
(512) 655-6110

DATE	12 MAR 84	JOB NO.	83-125
ATTENTION	EDDIE GUZMAN		
RE:	LINCOLN PARK SUBD UNIT #1		

TO CITY OF SAN ANTONIO
PLANNING DEPT.

GENTLEMEN:

WE ARE SENDING YOU HERewith THE FOLLOWING ITEMS:

- | | | | | |
|---|--|-----------------------------------|--------------------------------|---|
| <input type="checkbox"/> Shop drawings | <input checked="" type="checkbox"/> Prints | <input type="checkbox"/> Estimate | <input type="checkbox"/> Plans | <input type="checkbox"/> Specifications |
| <input type="checkbox"/> Copy of letter | <input type="checkbox"/> Change Order | <input type="checkbox"/> _____ | | |

COPIES	DATE	NO.	DESCRIPTION
4	FEB '84		PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (P.O.A.D.P.)

RECEIVED

MAR 13 1984

THESE ARE TRANSMITTED as checked below:

- | | | |
|--|---|---|
| <input type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit _____ copies for approval |
| <input type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit _____ copies for distribution |
| <input checked="" type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return _____ corrected prints |
| <input checked="" type="checkbox"/> For review and comment | <input type="checkbox"/> Revised as Requested | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Please acknowledge receipt and return one copy of Transmittal Letter. | | |

DEPARTMENT OF PLANNING
Subdivision Section

REMARKS: UNIT #2 WILL FOLLOW AS SOON AS DESIGN TIME
ALLOWS

ALVIN FRIEDEN

3.15.84

Spoke to Dan advised him that since the area west was to be developed in conjunction with this proposal the ~~overall~~ overall planned development needs to be considered. Dan will submit Unit #2 so to review both units at the same time.

SIGNED

Receipt is hereby acknowledged this _____ day of _____ 19____

SIGNED: